

OR BOOK 02249 PAGES 5291 - 5296
MANATEE COUNTY CLERK COURT
6 PAGES(S)
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01-GWD.02

Date: January 10, 2008
This instrument prepared
under the direction of:
Bruce P. Cury, General Counsel
Post Office Box 1249
City: Bartow, Florida 33830
Department of Transportation

F.P. NO. N/A
PARCEL 500.1
SECTION 13050-000
STATE ROAD 70
COUNTY Manatee

WARRANTY DEED

THIS WARRANTY DEED Made the 21st day of January, 2008, by LAKE VERNA, LLC, a(n) Florida Limited Liability Company, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249. (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Manatee County, Florida, viz:

SEE EXHIBIT "A"

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same, in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

Florida Department Of Transportation
Attn: ROW-Acquisition Dept.
P.O. Box 1249- M.S. 1-66
Bartow, Florida 33831- 1249

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of: (TWO witnesses
required by Florida Law)

WITNESSES

Pamela Brown (SEAL)
Signature

Pamela Brown
Print/Type Name

Pamela J Moore (SEAL)
Signature

PAMELA J MOORE
Print/Type Name

GRANTOR(S)

John W. Meshad (SEAL)

Name: John W. Meshad

TITLE: Managing Member

ATTEST: _____ (SEAL)

Name: _____

TITLE: _____

Grantor(s)' Mailing Address:

401 N. Cattlemen Road #100

Sarasota, FL 34232

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this
21st day of JANUARY, 2008, by JOHN W. MESHAD,
of LAKE VERA, LLC,
a FLORIDA Corporation, on behalf of the
Corporation, who is personally known to me or who has produced
_____ as identification.

Kathleen M. Schuett
Name:

Notary Public in and for the
County and State last
aforesaid.

My Commission Expires: 2-22-11

Serial No., if any: DD 643196



F.P. NO. N/A

SECTION 13050-000

PARCEL 500

A) A parcel of land lying in Section 31, Township 35 South, Range 21 East and Blocks 55 and 62, The Golden 2nd Addition to the Town of Verna, as recorded in Plat Book 6, Page 22 of the Public Records of Manatee County, Florida located in Section 36, Township 35 South, Range 20 East, Manatee County, Florida, being further described as follows:

Commencing at the southeast corner of aforesaid Section 36; thence North 00°41'24" East along the west line of the south 1/2 of aforesaid Section 31, a distance of 249.77 feet to the POINT OF BEGINNING; thence North 89°53'00" West, being 45.00 feet southerly of and parallel with the southerly maintained right of way line of State Road 70, a distance of 650.95 feet; thence North 00°07'00" East, a distance of 45.00 feet to a point on said southerly maintained right of way line; thence east and southeasterly along said southerly maintained right of way line, the following two (2) courses: 1) South 89°53'00" East a distance of 1,087.56 feet; thence 2) South 64°30'00" East a distance of 104.98 feet; thence North 89°53'00" West, being 45.00 feet southerly of and parallel with said southerly maintained right of way line of State Road 70, a distanced of 531.45 feet to aforesaid west line of the south 1/2 of Section 31 and the POINT OF BEGINNING.

Containing 51,074 square feet or 1.17 acres.

ALSO

PARCEL 500

B) A parcel of land lying in Section 31, Township 35 South, Range 21 East, Manatee County, Florida, being further described as follows:

EXHIBIT "A"

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Commencing at the southeast corner of Section 36, Township 35 South, Range 20 East, Manatee County, Florida; thence North 00°41'24" East along the west line of the south 1/2 of aforesaid Section 31, a distance of 294.77 feet to a point on the southerly maintained right of way line of State Road 70; thence easterly along said southerly maintained right of way line the following eight (8) courses: 1) South 89°53'00" East a distance of 436.16 feet; thence 2) South 64°30'00" East a distance of 106.00 feet; thence 3) South 89°40'00" East a distance of 181.00 feet; thence 4) South 86°00'00" East a distance of 91.50 feet; thence 5) South 79°20'00" East a distance of 225.96 feet to the POINT OF BEGINNING; thence 6) continue easterly along said line, a distance of 233.04 feet; thence 7) South 61°48'00" East a distance of 117.00 feet; thence 8) South 59°53'00" East a distance of 430.29 feet; thence South 30°03'45" West a distance of 44.81 feet; thence North 59°56'15" West a distance of 470.50 feet to a point of curvature of a curve to the left, having a radius of 1,240.00 feet; thence northwesterly along the arc of said curve to the left, through a central angle of 13°50'10", a distance of 299.44 feet and having a chord bearing of North 66°51'20" West a distance of 298.72 feet to aforesaid southerly maintained right of way line of State Road 70 and the POINT OF BEGINNING.

Containing 28,565 square feet or 0.66 acres.

Legal Description Approved by:



William E. Ray P.L.S. #2737
Date: 01-10-08
NOT VALID UNLESS EMBOSSED

EXHIBIT "A"

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THIS IS NOT A SURVEY

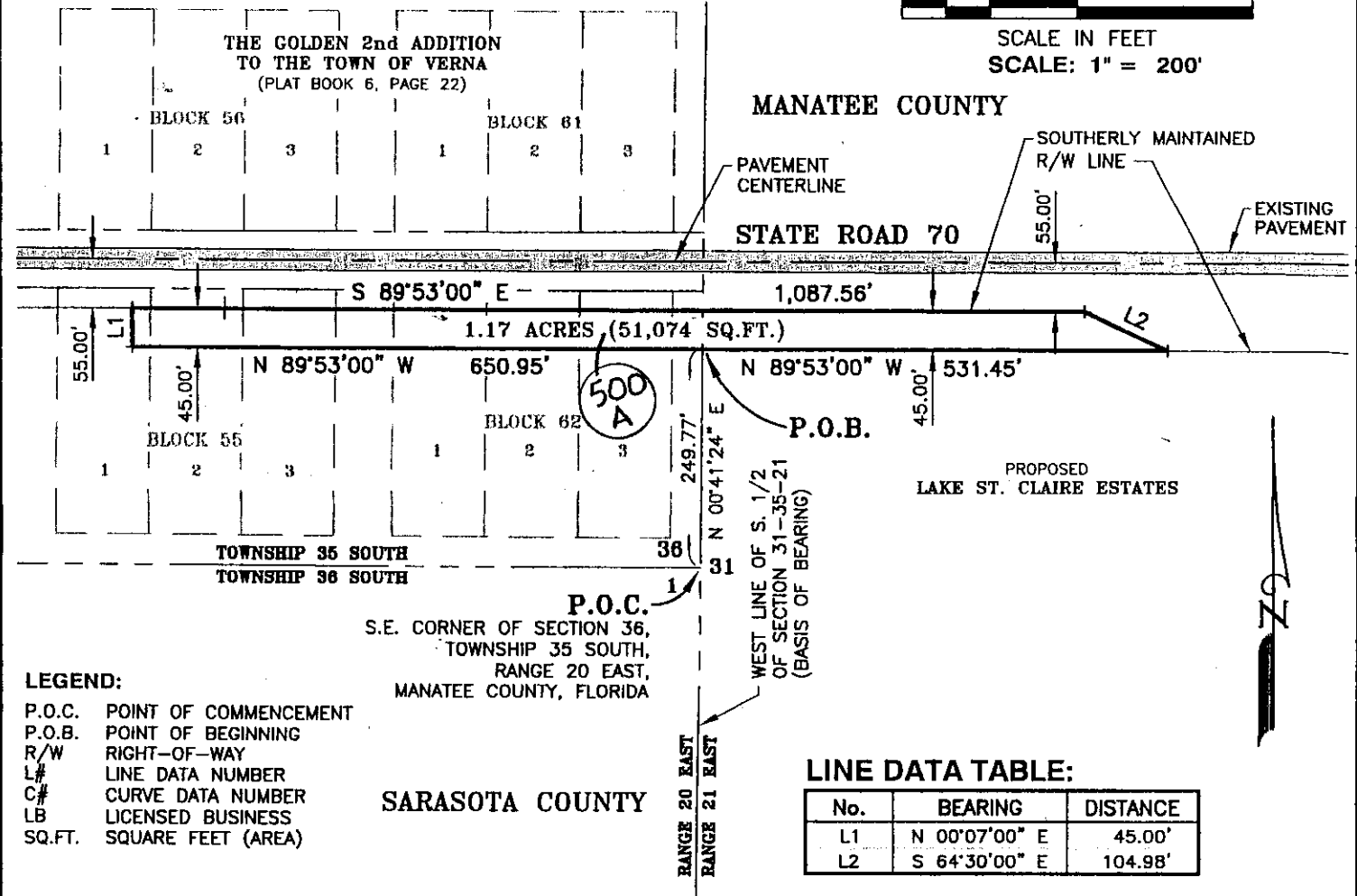


EXHIBIT "A"
DESCRIPTION SKETCH
OF A
RIGHT-OF-WAY DEDICATION
LOCATED IN
SECTION 31, TOWNSHIP 35 S., RANGE 21 E.
& SECTION 36, TOWNSHIP 35 S., RANGE 20 E.
MANATEE COUNTY, FLORIDA

- NOTES:
1. BEARINGS ARE BASED ON THE WEST LINE OF THE S. 1/2 OF SECTION 31, TOWNSHIP 35 S., RANGE 21 E., MANATEE COUNTY, FLORIDA, BEING N 00°41'24" E.
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

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CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 200'	12/19/07	GB	GB	DG
JOB No.	SECTION	TOWNSHIP	RANGE	
4144-001-000	36 31	35 S. 35 S.	20 E. 21 E.	

King
ENGINEERING ASSOCIATES, INC.

2940 UNIVERSITY PARKWAY
SARASOTA, FLORIDA 34243
PHONE 941 • 358 • 6500
FAX 941 • 358 • 6540
E-MAIL king@kingengineering.com

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE "MINIMUM" TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 54G17, FLORIDA ADMINISTRATIVE CODE.

This Sketch and Legal Description is not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

JAMES D. GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

